WARRANTY DEED

Karen Johnson Davidson County
Batch# 334372 DEEDWARR
12/26/2019 10:29:57 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20191226-0133024

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF December, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J Davis and Bria Davis	Quicken Loans, Inc.	072-14-0Q-001.00 CO
(NAME)	(NAME)	
1600 Cahal Avenue	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Victor M. Vargas and Yanely Benitez in Fact, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert J Davis and Bria Davis, Husband and Wife,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain townhome located in Davidson County, Tennessee, being Unit No. 1600 of Homes at 1600 and 1602 Cahal Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1600 and 1602 Cahal Avenue of record in Instrument Number 20140507-0038804, amended to hereafter be known as Homes at 1600 and 1602 Cahal Avenue, of record as Instrument No. 20150415-0033829 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Victor M. Vargas and Yanely Benitez, husband and wife by Warranty Deed from Indigo Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150506-0041330, Register's Office for Davidson County, Tennessee, dated April 29, 2015 and recorded on May 06, 2016. (Value of consideration shown in aforementioned deed $352,500.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 421, Page 50, Instrument No. 20140507-0038804, amended in Instrument No. 20150415-0033829,Instrument Number 20140512-0040299, Instrument Number 20150526-0048362,and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1600 Cahal Ave Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of December, 2019.

Victor M Vargas by Memorie White Attorney in Fact

Victor M. Vargas, by Memorie White, Attorney in Fact

Yanley Benitez by Memorie White Attorney in Fact

Yanely Benitez, by Memorie White, Attorney in Fact

STATE OF TN
COUNTY OF Davidson

Before me personally appeared Memorie White to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Victor M. Vargas and Yanely Benitez and who acknowledged that she executed the same as the free act and deed of Victor M. Vargas and Yanely Benitez.

WITNESS my hand and official seal at office this 20th day of December, 2019.

Notary Public

My Commission Expires: 10/2/23

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TN
COUNTY OF Davidson

Memorie White, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Victor M. Vargas and Yanely Benitez., the principals.

Memorie White

WITNESS my hand and official seal at office this 20th day of December, 2019.

Notary Public

My Commission Expires: 10/2/23

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON